



Price Guide £350,000

4 Plover Close, East Wittering, Nr Chichester, West Sussex PO20 8PW





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A well presented two bedroom bungalow offered with the advantage of having no onward chain. Well placed, being within just 300m of the beach and 400m from the local shops and bus service to Chichester while East Wittering with its excellent variety of shops also offers a medical centre. The accommodation has a bright, contemporary feel with a 23' (7.10m) living/dining room, a modern kitchen and shower room and has the ability to park several cars in the drive and garage.

Virtual video link: <https://my.matterport.com/show/?m=8Dz2ERaD3gy>

**Kitchen:** (SE) Range of white base and wall cupboard units with inset stainless steel sink unit with circular sink. Plumbing for automatic washing machine and plumbing for dish washer. Space for cooker with with cooker hood over. Door to the outside.

**Inner Hall:** Two storage cupboards. Access to loft area.

**Living Room:** Electric fire set in marble fireplace and hearth, Leading in to Sun Room/Dining Room.

**Dining Room:** (SE and NE) Glazed roof with UPVC surrounding windows and blinds. Door to the rear garden, radiator.

**Bedroom One:** (NW) Wardrobe cupboards. Radiator.

**Bedroom Two:** (NW) Window with venetian blinds and curtain poles, radiator.

**Shower Room:** (SW) Corner glass shower cabinet with electric shower. Recessed wash hand basin and recessed W.C. with storage cupboard to the side. Radiator.

**Outside:**

**Enclosed Rear Garden:** lawn area with established flower/shrub borders, paved path and a deck area with wooden pergola. Gate leading on to the driveway.

**Open plan lawned front garden.**

**Detached Garage:** There is a long driveway leading to the garage with space to park several vehicles.

**Viewing:** By appointment with the office. 01243 672217.









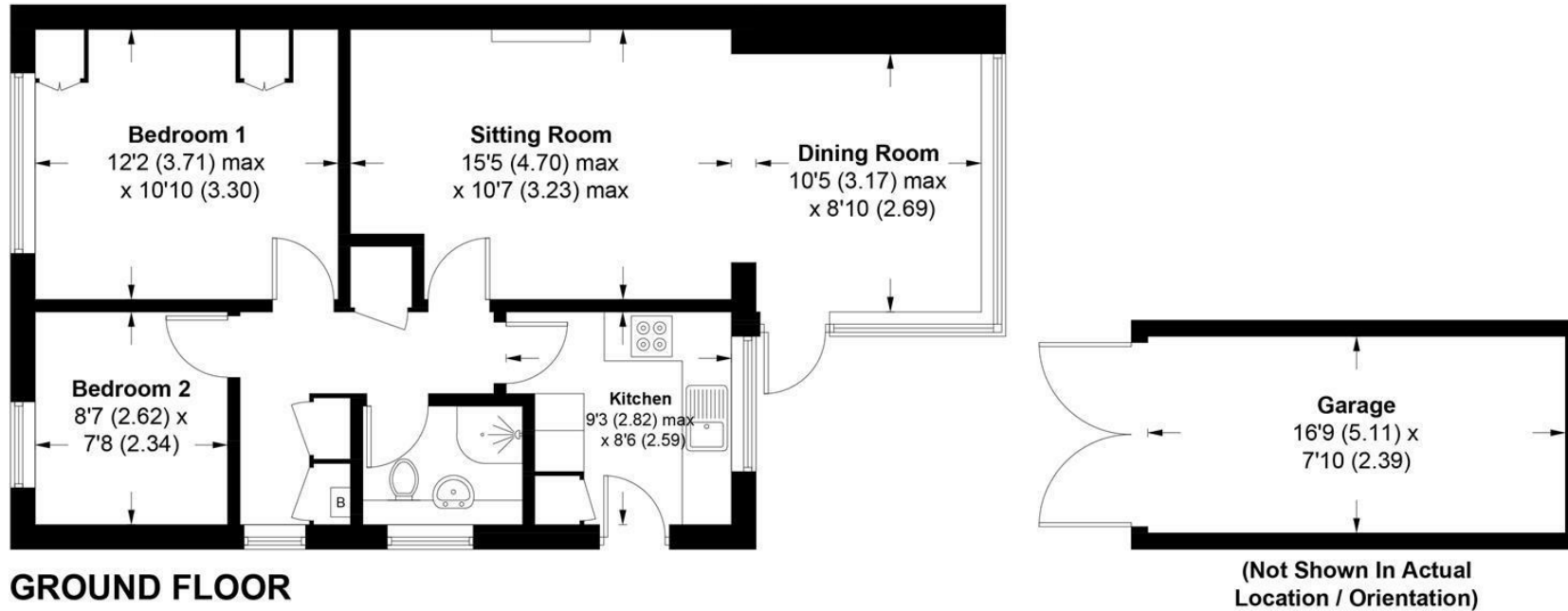


## 4, Plover Close, PO20 8PW

APPROXIMATE GROSS INTERNAL AREA = 669 SQ FT / 62.2 SQ M

GARAGE = 131 SQ FT / 12.2 SQ M

TOTAL = 800 SQ FT / 74.4 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1293402)

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